LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, OCTOBER 27, 2010 REVISED

LOCATION: BOARD ROOM

6:00 PM PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, OCTOBER 27, 2010**, at **6:00 p.m.** to consider the following:

INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been filed with the Loudoun County Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to add the following parcels to the following Agricultural and Forestal Districts:

DISTRICT	PIN#	TAX MAP NUMBER	ACRES
New Catoctin South	219-45-6658	/19//////10/	6.85
New Catoctin South	337-45-2650	/17///5////12/	21.87
New Catoctin South	337-45-9056	/17///5////1/	10.00
New Oak Hill	393-10-1697	/75//////25A	35.00
New Hillsboro	414-19-1069	/26//17////5/	14.76
New Hillsboro	415-19-4562	/36//14////1/	8.99
New Hillsboro	415-28-8073	/26///4////8/	13.11
New Hillsboro	551-35-4438	/24///3////11/	10.19

Any owner of additional qualifying land may join the applications within thirty (30) days from the date the notice is first published, or, with consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold to review the applications.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Section 15.2-4309 and 15.2-4310 of the Code of Virginia.

The terms of the foregoing Agricultural and Forestal Districts to which parcels are being added are as follows:

		SUBDIVISION MINIMUM	TERM START
DISTRICT	TERM	LOT SIZE	DATE
New Catoctin South	4 years	20 acres	June 2, 2008
New Hillsboro	4 years	20 acres	April 11, 2008
New Oakhill	4 years	40 acres	April 15, 2010

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The applications and proposed modifications were submitted to the Agricultural District Advisory Committee (ADAC). The ADAC held a public meeting on September 22, 2010, to consider the applications and any proposed modifications. The ADAC will file its report with the Planning Commission prior to the public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 1 Harrison Street S.E., 5th Floor, Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT

The District has a four-year term and a lot subdivision minimum of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify or terminate the District. Parcels proposed for the District lie within an area generally west of Cobb House Road (Route 629) and the Village of Aldie, north of the Little River and John Mosby Highway (Route 50), south of Goose Creek, Wainway Lane, and Snickersville Turnpike (Route 734), and east of and along Whitetail Ridge Lane and Sam Fred Road (Route 748), in the Blue Ridge Election District.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District. Landowners of the following parcels, currently enrolled in the New Featherbed Agricultural and Forestal District, were notified by certified first class mail of the District review.

Parcel Listings

i area Listings						
	Tax Map				Tax Map	
PIN#	Number	Acres		PIN#	Number	Acres
431-36-5310	/88//////44/	243.89		467-36-3576	/88//////8/	369.14
432-26-1826	/88///6////5/	17.18		468-17-1591	/88//18////2/	25.17
465-35-1693	/74/B/1///14/	8.68		468-46-5456	/88/////11B	78.54
465-36-0657	/74/////11/	6.99		468-26-3432	/88//18////1/	25.52
465-45-1440	/74/B/1///13/	6.54		501-30-1846	/88//12////2/	12.60
465-48-8474	/74/A/1///D1/	7.04		501-30-4482	/88//12/////3/	7.28
466-26-5930	/88//////8A	14.48		502-17-6630	/87//////37C	11.92
466-35-3459	/88//17///WL/	20.44		503-47-4643	/87//////37/	10.99
466-39-3875	/88//////6/	160.60		503-47-6813	/87/////40A	1.06
467-27-8809	/88/////10A	3.00		503-48-0236	/87//////38/	5.00
467-28-2312	/88//////9/	2.64		503-48-3867	/87///5////A/	21.09

Any owner of additional qualifying land may apply for inclusion in the New Featherbed Agricultural and Forestal District within thirty (30) days from the date of the first publication of this notice, or, with consent of the Board of Supervisors, at any time before the Public Hearing that the Board of Supervisors must hold to review the District and any new applications. Applications for the addition of land to the New Featherbed Agricultural and Forestal District shall be filed with the Board of Supervisors and referred to the Planning

Page 3 PC Agenda 10-27-10

Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia. Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on September 22, 2010, to consider whether to continue, modify or terminate the New Featherbed Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications are on file and open to public inspection at the County Government Center, Department of Economic Development, 1 Harrison Street S.E., 5th Floor, Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

ZMAP 2010-0004 LOUDOUN VALLEY ESTATES III

(Zoning Map Amendment Petition)

The Loudoun County Board of Supervisors, pursuant to a motion passed at its April 20, 2010 business meeting, has initiated an application to rezone the Loudoun Valley Estates III development (also known as Overlook/Preserve) from the PD-GI (Planned Development-General Industry) zoning district to the R-1 (Single Family Residential) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 266.67 acres in size, contains 266 existing single-family detached residential dwellings, and was developed pursuant to a vested rights agreement at a density of approximately 1 dwelling unit per acre. The subject property is generally located on the west side of Old Ox Road (Route 606), south of Loudoun County Parkway (Route 607), north of Overland Drive, east of Belmont Ridge Road (Route 659), and west of Washington Dulles International Airport, in the Dulles Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for General Industrial uses and which recommend a Floor Area Ratio (FAR) of 0.4.

ZMAP 2008-0018 & SPEX 2010-0008 DULLES WORLD CENTER

(Zoning Map Amendment Petition and Special Exception)

Dulles World Center, LLC of Reston, Virginia has submitted an application to rezone approximately 81.68 acres from the PD-RDP (Planned Development-Research and Development Park) zoning district under the 1972 Zoning Ordinance to the PD-TC (Planned Development-Town Center) and the PD-OP (Planned Development-Office Park) zoning districts under the Revised 1993 Zoning Ordinance in order to permit the development of a mixed-use community of up to 1,495 multi-family units, at an overall density of approximately 18 dwelling units per acre, and up to 3,979,500 square feet of office, commercial, and retail uses, and up to 130,245 square feet of civic uses, for a collective non-residential Floor Area Ratio (FAR) of approximately 1.16. The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, the QN (Quarry Notification) Overlay District-Loudoun Note Area, and the Route 28 Taxing District, and is also located partially within the FOD (Floodplain Overlay District). The applicant has

also submitted an application for a special exception to permit an increase in the maximum FAR from 0.60 up to 1.45 in the proposed PD-OP zoning district. This special exception application is subject to the <u>Revised 1993 Zoning Ordinance</u>, and an FAR up to 2.0 maximum is permitted by Special Exception under Section 4-306(C). This application is also requesting modifications of the <u>Revised 1993 Zoning Ordinance</u> as follows:

SECTION NUMBER	SECTION NAME	PROPOSED MODIFICATION
	g Ordinance Sections	
1-205(A)	Limitations and Methods for Measurements of Lots, Yards, and Related Terms. Lot Access Requirements.	Permit all new streets, except for the realigned Innovation Avenue, to be private.
4-306(B)	Building Requirements. Building Heights.	Increase the maximum building height from 100 feet (if set back certain distances from certain streets and lot lines) to 200 feet within the proposed PD-OP zoning district without the building being set back any distance in addition to the required minimum yard dimensions.
4-805(F)(1)	Lot Requirements. Other yard requirements. Adjacent to roads.	Reduce the minimum building setback (35 feet) and the minimum parking setback (25 feet) to 10 feet from the right-of-way of any road.
4-806(B)	Building Requirements. Building Height.	Increase the maximum building height from 40 feet in the Town Center Fringe and 60 feet in the Town Center Core to 200 feet within the entire proposed PD-TC zoning district without the building being set back any distance in addition to the minimum yard dimensions.
4-808(B)	Land Use Arrangement and Use Limitations.	Increase the maximum range for the perimeter of a full block for Land Bays 7 and 13 from 1,600 feet to 2,150 feet.
4-808(C)	Land Use Arrangement and Use Limitations.	Eliminate the requirement that each block in the Town Center be designed to include an alley.
4-808(H)	Land Use Arrangement and Use Limitations.	Reduce the minimum percentage of the total land area within the Town Center devoted to civic uses from 10 percent to 5 percent.
5-900(A)(5)(a)	Building and Parking Setbacks from Roads. Route 28.	Reduce the minimum building setback along Route 28 from 100 feet to 75 feet.
5-900(A)(10)(a)	Building and Parking Setbacks from Roads. Other Major Collector Roads.	Reduce the minimum building setback along realigned Innovation Avenue (a Major Collector Road) from 75 feet to 35 feet.

The subject property is located on the north side of the Dulles Greenway (Route 267), the east side of Sully Road (Route 28), the west side of the boundary between Loudoun County and the Town of Herndon, and along both sides of Innovation Avenue (Route 209), in the Dulles Election District. The subject property is more particularly described as Tax Map Number /94//14///A2B/ (PIN# 035-26-2113), Tax Map Number

Page 5 PC Agenda 10-27-10

/94//14///A2C/ (PIN# 035-25-7745), Tax Map Number /94//14///A2D/ (PIN# 035-26-4587), Tax Map Number /94//14///A2E/ (PIN# 035-25-8897), Tax Map Number /94//14////B/ (PIN# 035-17-3774), and a portion of Tax Map Number /94//14////C/ (PIN# 035-26-7139). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), which designates this area for Business uses, with a recommended Floor Area Ratio (FAR) up to 1.0.

ZMOD 2010-0001 RAYTHEON COMPREHENSIVE SIGN PLAN

(Zoning Ordinance Modification)

Raytheon Company of Dulles, Virginia has submitted an application for a Special Exception to modify the applicable provisions of Section 5-1204 of both the 1993 Zoning Ordinance and the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Plan that proposes changes to the permitted size, height, and location of certain signs. The subject property is located partially within the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance and partially within the PD-IP (Planned Development-Industrial Park) under the 1993 Zoning Ordinance, and is being developed pursuant to ZMOD-2002-0002, America Online Inc., and ZMAP-2008-0011, AOL Campus (America Online). The property is also located within the Route 28 Taxing District and the AI (Airport Impact Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and is located partially within the FOD (Floodplain Overlay District). The modification to the sign regulations applicable to a Planned Development District is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 43.6 acres in size and is located along both sides of Pacific Boulevard (Route 1036), south of Waxpool Road (Route 625), at 22110, 22260, 22270, and 22265 Pacific Boulevard, Dulles, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Numbers /94//28//41AA/ (PIN# 044-37-0163), /94//28//41AB/ (PIN# 044-37-2232), /94//28//41AC/ (PIN# 044-37-4409), and /94//28////2A (PIN# 044-26-2662). The area is governed by the policies of the Revised General Plan (Suburban Policy Area), which designates this area for Keynote Employment uses and which recommend a Floor Area Ratio (FAR) of up to 1.0.

ZCPA 2005-0011 OWEST AT LE BOURGET BUSINESS PARK

(Zoning Concept Plan Amendment)

Qwest Communication Company LLC of Denver, Colorado, has submitted an application to amend the concept plan and proffers approved with ZMAP 1985-0021 and ZMAP 1986-0015, Le Bourget Industrial Park, in order to permit Wilder Court to be a private road with no resulting change in density, in the PD-GI (Planned Development-General Industry) zoning district. The subject property is located within the Route 28 Taxing District and the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the 1972 Zoning Ordinance. The subject property is approximately 11.92 acres in size and is located on the south side of Underwood Lane (Route 866), on the north side of Old Ox Road (Route 606), at 22995 Wilder Court, Sterling, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Numbers /94//21/////A/ (PIN# 046-37-2605) and /94//21////12/ (PIN# 046-36-8231). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)) and the Dulles North Area Management Plan which designate this area for Industrial uses and which recommend a Floor Area Ratio (FAR) of 0.3 to 0.4.

ZMAP 2009-0003, ZMAP 2009-0004, & SPEX 2009-0027 LUCK STONE LEESBURG QUARRY EXPANSION & LOUDOUN WATER TREATMENT PLANT

(Zoning Map Amendment Petitions and Special Exception)

Luck Stone Corporation of Richmond, Virginia, and the Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, have submitted an application (ZMAP 2009-0004) to rezone approximately 148.80 acres from the TR-10 (Transitional Residential-10) zoning district to the MR-HI (Mineral Resource-Heavy Industry) zoning district in order to permit the development of a water treatment plant and the expansion of the Luck Stone Leesburg stone quarry.

Luck Stone Corporation of Richmond, Virginia, has also submitted an application (ZMAP 2009-0003) to rezone approximately 323.27 acres from the JLMA-20 (Joint Land Management Area-20), TR-10 (Transitional Residential-10), and PD-GI (Planned Development-General Industry) zoning districts to the MR-HI (Mineral Resource-Heavy Industry) and PD-GI (Planned Development-General Industry) zoning districts to permit the expansion of the Luck Stone Leesburg stone quarry, and an application for a Special Exception (SPEX 2009-0027) to permit stone quarrying within an approximately 321.12 acre area located within the proposed MR-HI zoning district.

These applications are subject to the Revised 1993 Zoning Ordinance, and stone quarrying is permitted by Special Exception under Section 3-1004(J), pursuant to Sections 3-1007 and 3-1008. The subject property is located partially within the FOD (Floodplain Overlay District), partially within the QN (Quarry Notification) Overlay District-Luck Quarry and Luck Note Area, and partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport. The subject property is located on the west side of the Goose Creek, south of the Town of Leesburg and the W&OD Trail, on the east side of Cochran Mill Road (Route 653), and on the north side of the Dulles Greenway (Route 267), in the Catoctin Election District. The subject property is, and applicable land development applications are, more particularly described as follows:

TAX MAP NUMBER	PIN#	ADDRESS	LAND DEVELOPMENT APPLICATION	APPROXIMATE AREA OF LAND DEVELOPMENT APPLICATION
/61///////8/	151-16-0598	41551 Cochran Mill Road,	ZMAP-2009-0003	81.50 acre portion of a
		Leesburg, VA 20175		137.03 acre parcel
			SPEX-2009-0027	20.15 acre portion of a
				137.03 acre parcel
/61///////9A	152-26-8334	N/A	ZMAP-2009-0003	26.87 acres
			SPEX-2009-0027	9.96 acre portion of a
				26.87 acre parcel
/61//////10/	152-36-1675	20136, 20142 Gant Lane,	ZMAP-2009-0003	116.27 acres
		Leesburg, VA 20175	SPEX-2009-0027	116.27 acres
/61//////20A	152-16-8431	N/A	ZMAP-2009-0003	3.60 acres
/61////////9/	152-25-5356	N/A	ZMAP-2009-0003	69.92 acres
			SPEX-2009-0027	69.92 acres
/61//////9B	152-27-4798	N/A	ZMAP-2009-0003	5.54 acres
/61//////15/	153-35-5865	N/A	ZMAP-2009-0003	19.57 acre portion of a
				168.37 acre parcel

			ZMAP 2009-0004	148.80 portion of a 168.37 acre parcel
			SPEX-2009-0027	98.80 acre portion of a
				168.37 acre parcel
/61///////6/	151-37-7403	N/A	SPEX-2009-0027	6.02 acre portion of a
				148.41 acre parcel

The area is governed by the policies of the <u>Revised General Plan</u> (Transition Policy Area (Lower Sycolin Subarea)), the <u>2010 Revised Countywide Transportation Plan</u>, and the <u>Toll Road Plan</u> which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

SPEX 2010-0013 LUCK STONE INTER-QUARRY TUNNEL

(Special Exception)

Luck Stone Corporation of Richmond, Virginia, has submitted an application for a special exception to modify the conditions of approval associated with SPEX 1990-0019, Luck Stone Quarry, in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The proposed modifications would permit a below-grade inter-quarry tunnel access road under the Goose Creek, in lieu of the approved conveyor/bridge, to serve a planned quarry extension on the west side of the Goose Creek. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(J), pursuant to Sections 3-1007 and 3-1008. The subject property is also located within the QN (Quarry Notification) Overlay District-Luck Quarry, partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and partially within the FOD (Floodplain Overlay District). The area of the proposed Special Exception comprises an approximately 30.77 acre portion of 3 adjacent parcels containing 148.41 acres, 137.03 acres, and 235.89 acres, and is located within the Luck Stone Quarry, on the west side of Belmont Ridge Road (Route 659), south of the Town of Leesburg, on the south side of the W&OD Trail, on the east side of Cochran Mill Road (Route 653), and north of the Dulles Greenway (Route 267), at 41551 Cochran Mill Road, Leesburg, Virginia, in the Catoctin Election District, and 20035, 20129, 20137, 20210, and 20235 Luck Lane, Ashburn, Virginia, in the Broad Run Election /61//////23/ (PIN#s 151-37-7403; 151-16-0598; and 152-39-5797, respectively). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

CMPT 2009-0007 & SPEX 2009-0021 LOUDOUN WATER – WATER TREATMENT PLANT

(Commission Permit and Special Exception)

The Loudoun County Sanitation Authority (d/b/a Loudoun Water) of Ashburn, Virginia, has submitted applications for a Special Exception and Commission approval to permit a water treatment plant in the MR-HI (Mineral Resources-Heavy Industry) zoning district. The property is also located partially within the FOD (Floodplain Overlay District) and partially within the QN (Quarry Notification) Overlay District-Luck Note Area. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(L) and requires a Commission Permit in accordance with Section 6-1101. The area of the proposed special exception is an approximately 52.9 acre portion of a 170.83 acre parcel and is located on the north side of the Dulles Greenway (Route 267), east of Sycolin Road (Route 643), on the west side of the Goose Creek, and south of Cochran Mill Road (Route 653), in the Catoctin Election District. The property is more particularly described as Tax Map Number /61//////15/ (PIN# 153-35-5865). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Revised Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

ZMAP 2010-0006 PROPOSED AMENDMENT TO THE ZONING MAP EXPANSION OF THE QUARRY NOTIFICATION OVERLAY DISTRICT FOR LUCK STONE LEESBURG QUARRY

(Zoning Map Amendment Petition)

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution adopted by the Board of Supervisors on September 8, 2010, the Board of Supervisors hereby gives notice of a proposed amendment to the Zoning Map for the purpose of expanding the boundaries of the QN (Quarry Notification) Overlay District. The expansion of the boundaries of the QN is proposed in conjunction with the expansion of the Luck Stone Leesburg Quarry proposed by ZMAP 2009-0003, *Luck Stone Quarry*, ZMAP 2009-0004, *Loudoun Water and Luck Stone Quarry*, and SPEX 2009-0027, *Luck Stone Quarry Expansion*, and would expand the existing boundaries of the QN to encompass additional properties and additional portions of properties that would be located within 3,000 feet of the expanded quarry area. The area proposed to be mapped and zoned as QN is generally located south of the W&OD Trail, Sycolin Creek, and Cochran Mill Road (Route 653), east and north of Sycolin Road (Route 625), along both sides of certain portions of Goose Creek and the Dulles Greenway (Route 267), and west of Belmont Ridge Road (Route 659), in the Dulles Election District, and includes lots and parcels located within the Goose Creek Village subdivision. Properties that are located within, or partially within, the area proposed to be mapped and zoned as QN.

SPEX 2009-0005 HARVARD JUNIOR PRESCHOOL

(Special Exception)

Navneen Sandhu of Ashburn, Virginia has submitted an application for a special exception to permit a child care center in the R-2 (Single Family Residential) zoning district. The property is also located within the AI

(Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-203(S), subject to the Additional Regulations set forth in Section 5-609. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also request a modification of Table 5-1414(A) of Section 5-1414(A), the Buffer Yard and Screening Matrix, to 1) Modify the required plantings and reduce the minimum width of the Type 1 Side Buffer Yard located along the eastern boundary of the property from 10 feet to 3 feet; 2) Modify the required plantings and reduce the minimum width of the Type 2 Side Buffer Yard located along the western boundary of the property from 20 feet to 3 feet along the proposed parking lot and 6.5 feet along the remainder of the western boundary; and 3) Reduce the minimum width of the required Type 2 Rear Buffer Yard located along Waxpool Road from 20 feet to 7 feet. The subject property is approximately 1.0 acre in size and is located on the southwest side of Shellhorn Road (Route 643) and on the north side of Waxpool Road (Route 2119), at 43676 Waxpool Road, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /79//////11/ (PIN# 119-30-7673). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for residential uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audiovisual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.